

**SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM**

SUBJECT: REQUEST FOR REAR YARD SETBACK VARIANCE FROM 5 FEET TO 3 FEET FOR A PROPOSED POOL SCREEN ENCLOSURE (GREGGORY BOATWRIGHT, APPLICANT).

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Earnest McDonald **CONTACT:** Kathy Fall **EXT.** 7489

Agenda Date 06-23-03 **Regular** ☐ **Consent** ☐ **Public Hearing – 6:00** ☒

MOTION/RECOMMENDATION:

1. **APPROVE** THE REQUEST FOR REAR YARD SETBACK VARIANCE FROM 5 FEET TO 3 FEET FOR A PROPOSED POOL SCREEN ENCLOSURE (GREGGORY BOATWRIGHT, APPLICANT); OR
2. **DENY** THE REQUEST FOR REAR YARD SETBACK VARIANCE FROM 5 FEET TO 3 FEET FOR A PROPOSED POOL SCREEN ENCLOSURE (GREGGORY BOATWRIGHT, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

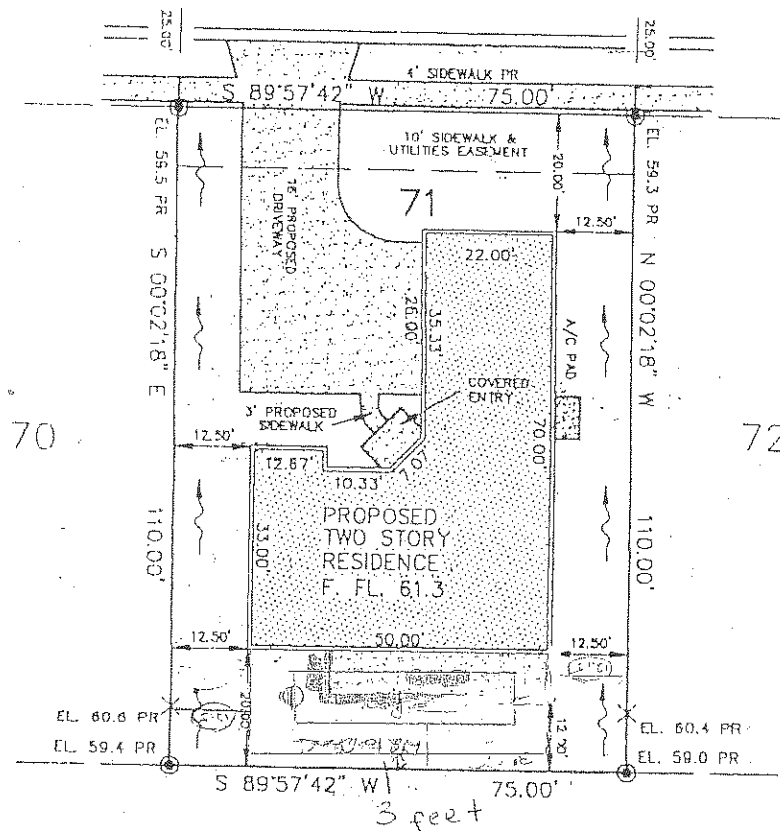
(District 1 – Commissioner Maloy)

(Kathy Fall, Senior Planner)

GENERAL INFORMATION	APPLICANT: GREGGORY BOATWRIGHT LOCATION: 2051 WESTBOURNE DRIVE ZONING: PUD (CARILLION)
BACKGROUND/REQUEST	<ul style="list-style-type: none"> • APPLICANT PROPOSES TO CONSTRUCT A POOL SCREEN ENCLOSURE (17 FT X 50 FT) THAT WOULD ENCROACH 2 FT INTO REAR YARD SETBACK • A VARIANCE FOR A REAR YARD SETBACK FROM 10 FEET TO 6.5 FEET FOR THE POOL WAS GRANTED BY THE BOA ON 4/28/03.
STAFF FINDINGS	<ul style="list-style-type: none"> • THE REQUEST WOULD CONFER ON THE APPLICANT SPECIAL PRIVILEGES THAT WOULD BE DENIED TO OTHER LANDS IN THE PUD BY ALLOWING ENCROACHMENT INTO THE REAR YARD SETBACK THAT EXCEEDS THE LIMITS OF NEIGHBORHOOD DEVELOPMENT TRENDS. • THE APPLICANT HAS FAILED TO DEMONSTRATE A HARDSHIP, BASED ON THE STANDARDS FOR GRANTING VARIANCES.

STAFF RECOMMENDATION	<p>STAFF THEREBY RECOMMENDS THE BOARD OF ADJUSTMENT DENY THE VARIANCE REQUEST AND MAKE THE APPROPRIATE FINDINGS OF FACT. IF THE BOARD SHOULD DECIDE TO GRANT A VARIANCE, STAFF RECOMMENDS THE FOLLOWING CONDITIONS:</p> <ul style="list-style-type: none">• ANY VARIANCE GRANTED SHOULD APPLY ONLY TO THE PROPOSED POOL SCREEN ENCLOSURE AS SHOWN ON THE ATTACHED SITE PLAN.• ANY ADDITIONAL CONDITIONS DEEMED APPROPRIATE BY THE BOARD, BASED ON INFORMATION PRESENTED AT THE PUBLIC HEARING.
---------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

WESTBOURNE DRIVE



Handwritten signature: J. H. Estep

NOTE: THIS IS NOT A SURVEY

LOT AREA	8.250 SQ. FT.
LIVING/ GARAGE	2.401 SQ. FT.
OUTSIDE CONCRETE	1.528 SQ. FT.
SOD AREA	3.929 SQ. FT.

According to the Federal Emergency Management Agency FIRM Map No. 120289 0235 E, effective, April 17, 1995, the property described hereon appears to lie in Zone X, areas outside the 500 year flood plain.

JOB NO. 975210 E.P.O. 53674 DWG. NO. CAR71PP		PROJECT ADDRESS: 2051 WESTBOURNE DRIVE	
LEGEND F.C.M. - FOUND CONCRETE MONUMENT S.C.M. - SET CONCRETE MONUMENT P.O.C. - POINT OF COMMENCEMENT P.O.B. - POINT OF BEGINNING S.I.R. - SFT IRON ROD CONC. - CONCRETE M - FIELD MEASUREMENT CONCRETE P.T. - POINT OF TANGENCY P.C. - POINT OF CURVE P.I. - POINT OF INTERSECTION F.I.P. - FOUND IRON PIPE F.I.R. - FOUND IRON ROD D - DEED MEASUREMENT C.D. - CHORD DISTANCE DRAINAGE ARROW C.B. - CHORD BEARING BLK - BLOCK EL - ELEVATION F.F.L. - FINISHED FLOOR ELEVATION Δ - CENTRAL ANGLE P - PLAT MEASUREMENT R - RADIUS H.T.S. - NOT TO SCALE A/C - AIR CONDITIONING UNIT R/W - RIGHT-OF-WAY C/L - CENTERLINE SEC. - SECTION L - ARC LENGTH N & D - NAIL AND DISC TWN - TOW RNG - RANGE FEN - FENCE CLR - CLEARANCE UTIL. - UTILITY DRAIN. - DRAINAGE ESMT. - EASEMENT C - CENTER			
NOTES: - BEARINGS BASED ON RECORD PLAT. - ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVE-GROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR. UNDERGROUND STRUCTURES, UTILITIES OR FOUNDATIONS HAVE NOT BEEN LOCATED OR DETERMINED BY THIS SURVEY. - THIS SURVEY WAS MADE WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. - NO RIGHT-OF-WAY OR EASEMENTS OF RECORD WERE FURNISHED TO THIS FIRM EXCEPT AS SHOWN. - BASIS OF ELEVATIONS. - THE CERTIFICATION, AS PROVIDED ON THIS SURVEY IS A STATEMENT OF PROFESSIONAL OPINION BASED ON THE EXISTING FIELD AND DOCUMENTARY EVIDENCE PROVIDED AT THE TIME THIS SURVEY WAS PREPARED.		SCALE 1 INCH = 30 FEET SEC. TWP. S. RNG. TYPE OF SURVEY DATE REVISIONS SKETCH OF DESCRIPTION 1/30/97 FRANKLIN SURVEYING & MAPPING, INC. 1400 W. OAK ST. SUITE G KISSIMMEE, FL 34741 A PROFESSIONAL LAND SURVEYING AND MAPPING COMPANY PHONE 846-1216 FAX 846-0037	
		I HEREBY CERTIFY THAT THE SKETCH OF DEED SHOWN HEREON IS IN ACCORDANCE WITH TECHNICAL STANDARDS AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS CHAPTER 81G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 473.027, FLORIDA STATUTES. <i>E. Carroll Castleberry</i> E. CARROLL CASTLEBERRY FLORIDA REGISTERED LAND SURVEYOR NO. 12 NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S	